

042.0

Map

0002

Block

0009.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 930,100 /

USE VALUE: 930,100 /

ASSESSED: 930,100 /

Total Card /

Total Parcel

930,100

930,100

930,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
45 -47		WEBSTER ST, ARLINGTON

OWNERSHIP

Owner 1:	CHAVES MARK
Owner 2:	CORREA-CHAVES KATIA
Owner 3:	
Street 1:	21 ROCK GLEN RD
Street 2:	
Twn/City:	MEDFORD
St/Prov:	MA
Postal:	02155

PREVIOUS OWNER

Owner 1:	LOUKERIS ALEXANDROS & POLYXENI -
Owner 2:	LIFE ESTATE -
Street 1:	47 WEBSTER ST
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .11 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 2691 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 12 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4770		Sq. Ft.	Site		0	80.	1.18	1									450,479						450,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4770.000	475,200	4,400	450,500	930,100
Total Card	0.110	475,200	4,400	450,500	930,100
Total Parcel	0.110	475,200	4,400	450,500	930,100
Source:	Market Adj Cost	Total Value per SQ unit /Card:	345.63	/Parcel:	345.63

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	475,200	4400	4,770.	450,500	930,100		Year end	12/23/2021
2021	104	FV	453,500	4400	4,770.	450,500	908,400		Year End Roll	12/10/2020
2020	104	FV	483,700	4400	4,770.	450,500	938,600	938,600	Year End Roll	12/18/2019
2019	104	FV	434,900	4400	4,770.	478,600	917,900	917,900	Year End Roll	1/3/2019
2018	104	FV	434,900	4400	4,770.	349,100	788,400	788,400	Year End Roll	12/20/2017
2017	104	FV	407,900	4400	4,770.	304,100	716,400	716,400	Year End Roll	1/3/2017
2016	104	FV	407,900	4400	4,770.	259,000	671,300	671,300	Year End	1/4/2016
2015	104	FV	363,600	4400	4,770.	253,400	621,400	621,400	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LOUKERIS ALEXAN	73373-330	1	9/30/2019		925,000	No	No		
LOUKERIS ALEXAN	63030-78		12/6/2013	Convenience	10	No	No		
	13513-434		8/1/1978		62,000	No	No	Y	

TAX DISTRICT

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PAT ACCT.

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/23/2019	1711	Redo Kit	28,230	C				
6/8/2011	560	Porch	1,500					REPAIR FRT PORCH
3/27/2009	171	Re-Roof	8,375					
12/5/2008	1486	Re-Roof	8,560					
2/23/1999	96	Redo Kit	10,000					REMODEL KITCHEN
1/25/1993	20		5,000					ADD ROOM/PORCH

BUILDING PERMITS

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1/25/1993	20		5,000					ADD ROOM/PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
4/7/2021	Mail Update	MM	Mary M
11/12/2018	MEAS&NOTICE	HS	Hanne S
4/27/2009	Measured	372	PATRIOT
2/9/2000	Mailer Sent		
2/9/2000	Measured	197	PATRIOT
11/1/1981		CM	

Sign:

VERIFICATION OF VISIT NOT DATA

DISCLAIMER

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Database: AssessPro - ArchiveProArling

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